



13 Brackley Lodge Clarendon Crescent Ellesmere Park Manchester M30 £895 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are delighted to offer for rent this immaculately presented one DOUBLE bedroom first floor flat.

Located in a popular Ellesmere Park development with close proximity to Salford Royal hospital, Monton, Eccles and Salford! The property comprises hallway, spacious open plan lounge and dining room with the stunning fitted kitchen with newly installed white goods, one double bedroom and a modern fitted three piece fitted shower room. The property is double glazed and heated via electric heaters. Externally there are communal gardens, an external clothes drying space on the first floor and a parking space (no allocated spaces - first come, first serve basis only). The property is available NOW and offered on BOTH a furnished or unfurnished basis with white goods included. Call HOME on 01617898383 to view!

- IMMACULATE THROUGHOUT!
- Hallway with storage
- One double bedroom
- CAN BE OFFERED FURNISHED IF REQUIRED
- Open plan lounge and dining room
- Modern fitted shower room suite
- First floor flat
- Stunning fitted kitchen with newly installed white goods included
- Communal gardens, external clothes drying area to the same floor
- Parking Available (not allocated)



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Lettings info

We are advised that the current council tax band is band A.

The current EPC rating is C.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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